091.0	0004	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,700 /	685,700
					USE VALUE:	685,700 /	685,700
					ASSESSED:	685,700 /	685,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	INGENERI ANGELO & HELEN/ TRS
Owner 2:	AH INGENERI 2020 REVOCABLE TR
Owner 3:	
Street 1:	45 ROCKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	INGENERI A ANTHONY--ETAL -
Owner 2:	INGENERI HELEN J -
Street 1:	45 ROCKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1974, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3920.000	309,400		376,300	685,700
Total Card	0.090	309,400		376,300	685,700
Total Parcel	0.090	309,400		376,300	685,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.08 | /Parcel: 394.08

Legal Description

User Acct 58715

GIS Ref

GIS Ref

Insp Date 04/09/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 091.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,400	0	3,920.	376,300	685,700		Year end	12/23/2021
2021	101	FV	300,600	0	3,920.	376,300	676,900		Year End Roll	12/10/2020
2020	101	FV	300,600	0	3,920.	376,300	676,900	676,900	Year End Roll	12/18/2019
2019	101	FV	239,900	0	3,920.	381,700	621,600	621,600	Year End Roll	1/3/2019
2018	101	FV	239,900	0	3,920.	284,900	524,800	524,800	Year End Roll	12/20/2017
2017	101	FV	239,900	0	3,920.	258,000	497,900	497,900	Year End Roll	1/3/2017
2016	101	FV	239,900	0	3,920.	247,300	487,200	487,200	Year End	1/4/2016
2015	101	FV	232,600	0	3,920.	209,700	442,300	442,300	Year End Roll	12/11/2014

!7408!

PRINT

Date	Time
12/30/21	05:31:29

LAST REV

Date	Time
04/27/21	11:18:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7408

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
INGENERI A ANTH	77275-502	1	3/19/2021	Convenience	1	No	No		
	12656-10		6/26/1974		37,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2014	1261	Redo Bat	15,000		9/25/2014			Bathroom remodel.

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2009	Meas. Denied	197	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
1/26/2000	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3920		Sq. Ft.	Site		0	70.	1.37	5									376,320						376,300	

Total AC/HA:	0.08999	Total SF/SM:	3920	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	376,320	Spl Credit		Total:	376,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.5	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	188.981
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370508
Depreciation:	61134
Depreciated Total:	309374

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

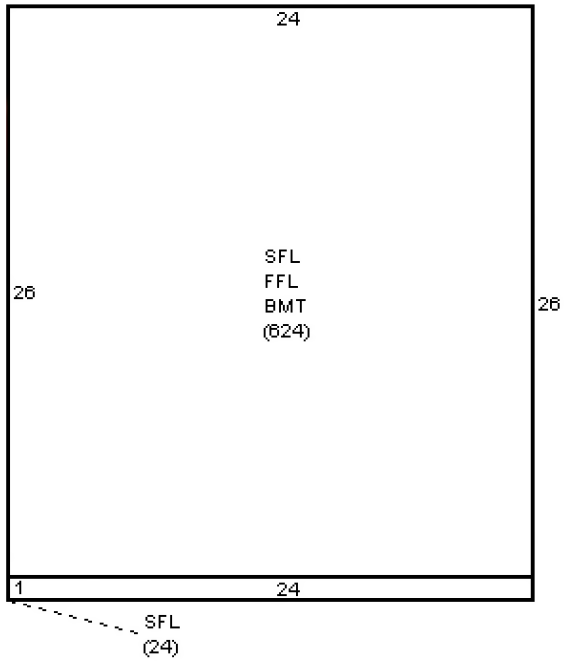
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.98
Special Features:	0	Val/Su Net:	163.19
Final Total:	309400	Val/Su SzAd	243.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	648	188.980	122,460
BMT	Basement	624	84.330	52,624
FFL	First Floor	624	188.980	117,924

Net Sketched Area:	1,896	Total:	293,008
Size Ad	1272	Gross Area	1896	FinArea	1740
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc